

Pre-Renovation Asbestos and Lead Survey and Visual Mold Inspection Report

Sherriff SID Building

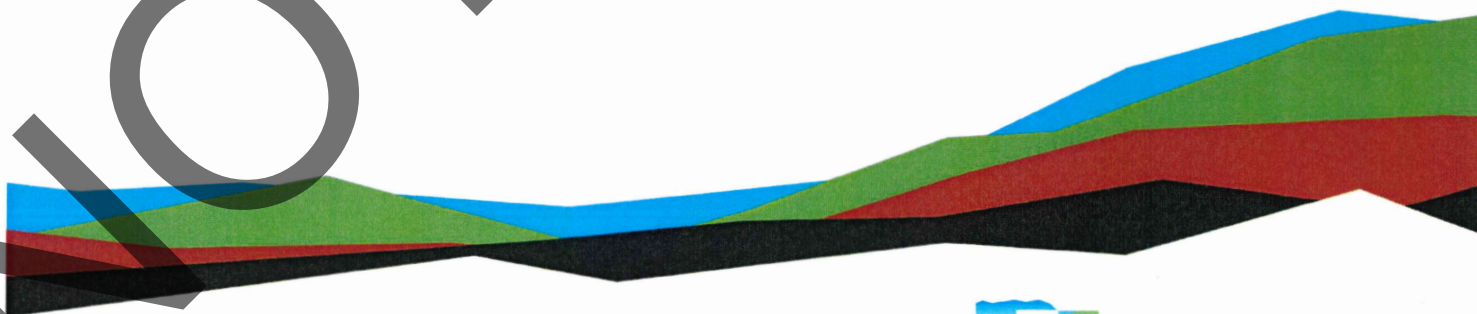
711 East Rialto Avenue

San Bernardino, California

August 10, 2023 | Terracon Project Number: LA237473

Prepared for:

County of San Bernardino CA
San Bernardino, California



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August 10, 2023

County of San Bernardino CA
385 North Arrowhead Avenue, 2nd Floor
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Attn: Ms. Elsy Banks
Project & Facilities Management Department
Project Manager III
E: elsy.banks@res.sbcounty.gov

RE: Pre-Renovation Asbestos and Lead Survey and Visual Mold Inspection Report
Sherriff SID Building
711 East Rialto Avenue
San Bernardino, California
Terracon Project Number: LA237473

Dear Ms. Banks:

Terracon Consultants, Inc. (Terracon) is pleased to present the findings of the pre-renovation asbestos and lead survey and visual mold inspection performed on August 3, 2023, at the above referenced Property. The survey was conducted in general accordance with Terracon Proposal No. PLA237473, dated July 20, 2023.

Terracon appreciates the opportunity to provide this service to the County of San Bernardino CA (client). If you have any questions regarding this report, please contact the undersigned in our Colton, California office at 909.824.7311.

Sincerely,
Terracon Consultants, Inc.

Danish Mansoor, CIH, CSP, CAC
Senior Industrial Hygienist

Chris Blake, CAC, CDPH
Senior Project Manager

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1.0 Introduction

Terracon Consultants, Inc. (Terracon) conducted a pre-renovation asbestos and lead survey and visual mold inspection of the Orange/Blue labs and hallways in the Sherriff SID Building and the public, main and staff restrooms. The survey and sampling activities were conducted on August 3, 2023 by a California Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (CSST) and California Department of Public Health (CDPH) Lead Inspector/Assessor.

1.1 Project Objective

The survey objective was to conduct a visual mold inspection and to evaluate building materials for potential asbestos and lead content prior to the planned renovation of the Orange/Blue labs and hallways in the Sherriff SID Building and the public, main and staff restrooms.

2.0 Building Description

The Sherriff SID Building is located at 711 East Rialto Avenue in San Bernardino, California. This survey was limited to of the Orange/Blue labs and hallways in the Sherriff SID Building and the public, main and staff restrooms. All other interior areas, the exterior and roof were excluded from this survey. Interior finishes in the areas surveyed consisted of wallboard walls and ceilings, lay-in ceiling tiles, and vinyl and ceramic floorings.

3.0 Field Activities

The survey was conducted August 3, 2023, by Mr. Mike Jarboe, a DOSH CSST and a CDPH Lead Inspector/Assessor. Survey activities were supervised by Mr. Danish Mansoor, a DOSH Certified Asbestos Consultant (CAC). All pertinent certifications and licenses are attached in Appendix D. A summary of the field activities is described below.

3.1 Visual Assessment

Asbestos

Terracon began the sampling activities with a visual assessment, identification and inventory of all homogeneous areas of suspect ACM located in the areas assessed. A homogeneous area consists of building materials that appear similar throughout in terms of color and texture. The assessment included all accessible interior and exterior areas of the buildings. Building materials identified as glass (includes fiberglass), wood, metal, and plastic were not considered suspect ACM.

Lead-Containing Materials

Inspection activities began with visual observations of painted surfaces to identify unique materials and applications throughout the buildings.

3.2 Physical Assessment

Asbestos

A physical assessment of each homogeneous area of suspect ACM was conducted to determine the friability and condition of the material. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was determined via tactile assessment.

Lead-Containing Materials

Lead paint chip samples were collected to comply with DOSH regulations (Title 8 CCR 1532.1 – Lead Exposure in Construction) for the proposed demolition activities. Suspect lead-containing materials were sampled to identify potential worker exposure and disposal restrictions.

3.3 Sample Collection and Analysis

Asbestos

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with Asbestos Hazard Emergency Response Act (AHERA) sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Suspect asbestos-containing materials were collected using wet methods, where applicable, to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers.

Terracon collected fifty-one (51) samples from fifteen (15) homogeneous areas. Samples of suspect ACM were delivered under chain-of-custody protocol to SGS Forensic Laboratories (SGS) in Carson, California. SGS is a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) under the National Institute of Standards and Technology (NIST) for analysis by PLM.

Lead-Containing Materials

Two (2) paint chip samples and seven (7) bulk ceramic samples were collected for lead analysis. The samples were delivered under chain-of-custody to SGS in Carson, California. The samples were analyzed by Flame Atomic Absorption spectroscopy in accordance with EPA Method 7000B. The sampling locations are provided in Appendix C. The lead survey sample summary can be found in Appendix A.

4.0 Regulatory Overview

Asbestos

As a consequence of the health hazard from inhalation of asbestos fibers, a body of federal and state regulations has been developed. Federal regulations pertaining to asbestos are included in AHERA (US EPA 40 CFR 763); NESHAP (EPA 40 CFR 61); OSHA Asbestos Standards (29 CFR 1910.1001 and 29 CFR 1926.1101), and ASHARA (Asbestos School Hazard Abatement Reauthorization Act). Many states have additional requirements including state-specific licensing

and certification. In California, these regulations include, but are not limited to: Cal/OSHA in Title 8, Sections 1529 and 5208 and the South Coast Air Quality Management District (SCAQMD) Rule 1403.

The federal asbestos NESHAP standard (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. NESHAP also requires the identification and classification of asbestos removal in the (SCAQMD). Under NESHAP, ACM are classified as either friable, Category I non-friable or Category II non-friable ACM.

Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, along with Category I and Category II non-friable ACM, which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). Building materials confirmed to be ACM through the collection of bulk sampling and subsequent laboratory analysis, or presumed ACM, must be removed prior to intentional disturbance during planned renovation/demolition activities. Asbestos abatement must be conducted by Cal/OSHA-accredited asbestos abatement contractors. Third-party air monitoring should be conducted during the abatement activities.

Cal/OSHA requires that only properly licensed and certified asbestos abatement contractors are allowed to remove ACM. As per NESHAP, all RACM shall be removed from a facility being demolished or renovated before any non-burning demolition or renovation begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal. According to SCAQMD, if more than 100 square feet of any ACM is to be stripped, removed, dislodged, cut, drilled, or similarly disturbed, or for any demolition, the asbestos abatement contractor or facility owner must submit an Asbestos Notification of Demolition and Renovation form to SCAQMD along with the appropriate fees within at least 10 working days prior to the scheduled asbestos removal activity or demolition start date. Planned renovations that do not meet the definition of 'demolition or renovation of a facility' per SCAQMD and where no ACM exists do not require notification to SCAQMD.

The federal OSHA Asbestos standard for construction (29 CFR 1926.1101) and the Cal/OSHA asbestos standard for general industry and the construction industry (CCR Title 8, Sections 5208 and 1529, respectively) regulate workplace exposure to asbestos. Both the federal OSHA and Cal/OSHA standards require that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc) as an eight-hour time weighted average. The federal OSHA and Cal/OSHA standards classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. However, workers who deliberately disturb any amount of asbestos should have pertinent training and wear proper personal protective equipment according to federal and state regulatory requirements (i.e., Cal/OSHA 8 CCR 1529 (g) (1) through (9) for Class I, II and III work).

Asbestos containing construction materials (ACCM) is a term developed by Cal/OSHA out of concern for non-hazardous building materials used inside and outside a building that contain less than 1% asbestos. The definition of ACCM includes any manufactured building material that has more than one-tenth of 1% ($>0.1\%$) asbestos content. The SCAQMD requires point counting of friable samples of ACM at concentrations of less than 10% to determine more accurately the content of asbestos and proper classification of the material for proper abatement and disposal requirements. Alternatively, materials may be presumed as ACMs. If the material is less than one tenth of 1%, the material is not regulated by the EPA however Cal/OSHA worker protection regulations apply if any asbestos is detected.

Lead

The Resource Conservation and Recovery Act (RCRA) gave the USEPA authority to regulate the waste status of demolition and renovation debris, including lead-containing materials. Specific notification and testing requirements must be addressed prior to transporting, treating, storing, or disposing of hazardous wastes. Lead containing wastes are considered hazardous waste under RCRA if Toxicity Characteristic Leaching Procedure (TCLP) results exceed 5 milligrams per liter (mg/L). EPA exempts from most RCRA requirements those generators whose combined hazardous waste generation is less than 100 kilograms (kg) per month.

Detectable lead quantities may constitute a lead dust hazard during renovation/demolition activities. Personnel performing renovation/demolition activities that may disturb painted components with concentrations of lead above the designated analytical detection limit should comply with all current OSHA regulations in order to minimize employee exposure. OSHA regulates construction activities that disturb lead-containing material regardless of the concentration. Currently, any proposed renovation/demolition is subject to the OSHA regulations (29 CFR 1926.62 – Lead Exposure in Construction).

In California, the lead standard was adopted by DOSH as Title 8 CCR, Section 1532.1 (Occupational Lead Poisoning Prevention Program). The California Department of Public Health also regulates accreditations, certifications and work practices for activities involving lead-containing materials under Title 17 CCR. The federal and DOSH regulations define specific training requirements, engineering controls and working practices for construction personnel subject to this standard. Occupational exposure to lead occurring in the course of construction work, including maintenance activities, painting, alteration and repairs is subject to the OSHA Lead Exposure in Construction standard.

Contractors and employers are required to comply with 29 CFR 1926.62 and Title 8 CCR 1532.1. Construction work covered by federal and DOSH standards includes any repair or renovation activities or other activities that disturb in-place lead-containing materials. Employers must assure that no employee will be exposed to lead at concentrations greater than 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) averaged over an eight-hour period without adequate protection. The Federal and California OSHA Standards also establish an action level of 30 $\mu\text{g}/\text{m}^3$, which if exceeded, triggers the requirement for medical monitoring.

5.0 Survey Findings

Asbestos

Based on the results of laboratory analysis, asbestos was detected in one (1) of the homogeneous areas sampled. Additionally, the transite vent hood was in use during our survey so it is assumed to contain asbestos. Confirmed and assumed ACM are detailed in the table below:

**TABLE I
CONFIRMED ASBESTOS CONTAINING MATERIALS**

HA	Material Description	Material Location	Result	NESHAP Classification	Condition	Square Feet
10	Black Counter Tops and Sinks	Orange Room	7% CH	Cat. II	Good	450
-	Transite Vent Hood	Orange Room	Assumed (Not Sampled)	Cat. II	Good	80 (4 Hoods)

*Quantities listed are approximate for the total square footage of the building. Total quantities of materials to be abated are to be determined by the contractor. CH=Chrysotile, Cat. II - Category II Non-Friable Asbestos Containing Material

Please refer to the Asbestos Survey Sample Summary in Appendix A for a summary of all materials collected and sample locations.

Should suspect materials other than those which were identified during this survey be uncovered prior to or during the renovation, those materials should be assumed asbestos-containing until sampling and analysis can confirm or refute asbestos content.

Lead

Based on the results of laboratory analysis, seven (7) of the ceramic tile samples contain lead above the laboratory limit of detection.

The lead lab results and chain of custody forms for the suspect lead paint samples can be found in Appendix B.

Visual Microbial Survey

Water-stained ceiling tiles were observed in the Blue Room, DNA Extract Room, PCR Room, and the Orange Room. The air conditioning ducts on the north side of the Orange Room also had visible signs of water damage and rust. No active leaks or visible signs of suspect microbial growth were observed.

6.0 General Comments

This pre-renovation asbestos and lead survey and visual mold inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our survey. This report has been prepared on behalf of and exclusively for use by County of San Bernardino CA for specific application to their project as discussed. This report is not a biddable document.

NOT FOR BID

APPENDIX A
ASBESTOS AND LEAD SURVEY SAMPLE SUMMARY

APPENDIX A

**Sherriff SID Building
711 East Rialto Avenue
San Bernardino, California**

ASBESTOS SURVEY SAMPLE LOCATION SUMMARY

HA	Sample No.	Description	Sample Location	Result
1	MA5-01	2"x2" Tan Ceramic Tile w/ Grout & Mortar - Floor	Women's Front Restroom	ND
	MA5-02	2"x2" Tan Ceramic Tile w/ Grout & Mortar - Floor	Men's Front Restroom	ND
	MA5-03	2"x2" Tan Ceramic Tile w/ Grout & Mortar - Floor	Men's Front Restroom	ND
2	MA5-04	4"x4" Light Tan Ceramic Wall Tile w/ Grout & Mortar	Women's Front Restroom	ND
	MA5-05	4"x4" Light Tan Ceramic Wall Tile w/ Grout & Mortar	Men's Front Restroom	ND
	MA5-06	4"x4" Light Tan Ceramic Wall Tile w/ Grout & Mortar	Men's Front Restroom	ND
3	MA5-07	6"x6" Pink Ceramic Tile w/ Grout & Mortar	Women's Shower	ND
	MA5-08	6"x6" Pink Ceramic Tile w/ Grout & Mortar	Women's Shower	ND
	MA5-09	6"x6" Pink Ceramic Tile w/ Grout & Mortar	Men's Shower	ND
4	MA5-10	6"x4" Tan Ceramic Cove Base w/ Grout & Glue & Mortar	Men's Shower	ND
	MA5-11	6"x4" Tan Ceramic Cove Base w/ Grout & Glue & Mortar	Women's Shower	ND
	MA5-12	6"x4" Tan Ceramic Cove Base w/ Grout & Glue & Mortar	Women's Shower	ND
5	WB1-13	Wallboard & Joint Compound	Women's Restroom	ND
	WB1-14	Wallboard & Joint Compound	Women's Shower	ND
	WB1-15	Wallboard & Joint Compound	Men's Shower	ND
6	WB1-16	Wallboard and Joint Compound with Texture Coat	Hall	ND
	WB1-17	Wallboard and Joint Compound with Texture Coat	Orange Room Storage	ND
	WB1-18	Wallboard and Joint Compound with Texture Coat	Water Heater Closet	ND
	WB1-19	Wallboard and Joint Compound with Texture Coat	Restroom 2 Southwest	ND
	WB1-20	Wallboard and Joint Compound with Texture Coat	Orange Room Southwest	ND
7	FC1-21	White Vinyl Sheet Flooring	Hall	ND
	FC1-22	White Vinyl Sheet Flooring	Blue Room West	ND
	FC1-23	White Vinyl Sheet Flooring	Restroom 1	ND
8	FC3-24	4" Brown Vinyl Cove Base & Mastic	PCR Room	ND
	FC3-25	4" Brown Vinyl Cove Base & Mastic	Water Heater Room	ND
	FC3-26	4" Brown Vinyl Cove Base & Mastic	Water Heater Room	ND
9	CT4-27	2'x4' Fissured Ceiling Tile	Water Heater Room	ND
	CT4-28	2'x4' Fissured Ceiling Tile	Hall	ND
	CT4-29	2'x4' Fissured Ceiling Tile	Restroom 1	ND
10	MS5-30	Black Counter Tops and Sinks	Orange Room	7% CH
	MS5-31	Black Counter Tops and Sinks	Orange Room	7% CH
	MS5-32	Black Counter Tops and Sinks	Orange Room	7% CH

HA	Sample No.	Description	Sample Location	Result
11	MS5-33	Texture Coat on Wallboard	DNA Extraction Room Southeast	ND
	MS5-34	Texture Coat on Wallboard	Restroom 2	ND
	MS5-35	Texture Coat on Wallboard	Orange Room Storage	ND
	MS5-36	Texture Coat on Wallboard	STR - Room	ND
	MS5-37	Texture Coat on Wallboard	Orange Room West	ND
	MS5-38	Texture Coat on Wallboard	Water Heater Room	ND
	MS5-39	Texture Coat on Wallboard	Hall	ND
12	MA5-40	4"x4" White Ceramic Tile w/ Grout & Mortar	Orange Room Shower	ND
	MA5-41	4"x4" White Ceramic Tile w/ Grout & Mortar	Orange Room Shower	ND
	MA5-42	4"x4" White Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
	MA5-43	2"x2" Brown Ceramic Tile w/ Grout & Mortar	Shower in Orange Room	ND
	MA5-44	2"x2" Brown Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
13	MA5-45	2"x2" Brown Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
	MA5-46	6" White Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
	MA5-47	6" White Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
	MA5-48	6" White Ceramic Tile w/ Grout & Mortar	Restroom 2	ND
14	FC3-49	4" Black Cove Base & Mastic	Blue Room West/ Southwest	ND
	FC3-50	4" Black Cove Base & Mastic	Blue Room West/ Southwest	ND
	FC3-51	4" Black Cove Base & Mastic	Blue Room West/ Southwest	ND

Transite Vent Hood

Orange Room

Assumed - Not Sampled

Legend:
 ND - None Detected
 CH - Chrysotile